

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 18, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
 Walt Haynes, Vice Chair
 William Seitz, Secretary
 Frank Lau, Member
 Steve Howard, Member
 David Moore, Member
 Bryan Rice, Member
 Malvin Wells, Member
 Steven Sandy, Planning Director
 Dari Jenkins, Planning & Zoning Administrator
 Amy Doss, Development Planner
 Meghan Dorsett, Comprehensive Planner
 Brea Hopkins, Zoning Technician

Absent: Steve Cochran, Member
 John Muffo, Board of Supervisors Liaison

PUBLIC ADDRESS:

Mr. Miller opened the public address.

Ms. Diane Zahm, Urban Affairs & Planning at VA Tech, stated graduate students had prepared a report at her request regarding the implementation of the village plans and recommendations for zoning and best practices. Students concluded that the desired development and implementation may not be possible based on current zoning. A new zoning ordinance is imperative to implement the Village Plans.

Mr. Miller extended his appreciation to Dr. Zahm and the students of VA Tech.

It was the consensus of the planning commission to have a more in-depth presentation at a future meeting.

Mr. Miller closed public address.

APPROVAL OF AGENDA:

On a motion by Mr. Moore seconded by Mr. Rice and unanimously carried the agenda was approved as amended.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Howard, seconded by Mr. Rice and unanimously carried the consent agenda was approved as presented.

OLD BUSINESS:

Dale Alderman, SUP Request

Ms. Doss stated staff is still working with Mr. Alderman regarding the request. Concerns regarding site maintenance, buffering, landscaping, and bringing the property into compliance are still being discussed. The lot is currently being used for the contractor storage yard.

Mr. Seitz requested staff consider storage of materials.

On a motion by Mr. Moore, seconded by Mr. Lau and unanimously carried, the Planning Commission deferred the request to the July meeting.

Mr. Sandy noted the Board of Supervisors meeting would also be deferred.

NEW BUSINESS:

Northwoods Phase I Subdivision Preliminary Plat approval

Mr. Sandy stated the applicant has requested a 22 lot subdivision. The property is zoned Residential and has several conditions. He reviewed the conditions and how they affect the proposed subdivision. The subdivision has been reviewed by staff for conformance with the County Subdivision Ordinance. He reviewed staff comments. One concern of staff is the location of the road on the ridgeline. An alternative would be to shift the road to the south so it will not be as visible. He presented a view shed analysis for the subdivision. The applicant is seeking preliminary approval with conditions.

Therion Berineau, Anderson and Associates, presented a revised plan showing a shift in the location of the road. There are limiting factors with the location of the road such as an existing right of way, and topography. There are a couple of other ridges that will shield a portion of the development but it will not be possible to eliminate the visibility.

Mr. Sandy stated another view shed projection could be done; however, it will be visible regardless of the exact location. The goal is to minimize the impact.

Mr. Berineau stated a traffic analysis was conducted and the amount of traffic does not require a deceleration lane. The entrance has been relocated due to wetland issues and additional site distance has been obtained. The owner has been working with Bob Fronk, PSA Director regarding water issues for the entire region.

On motion by Mr. Wells, seconded by Mr. Haynes and unanimously carried the Planning Commission approved the Northwoods Subdivision preliminary plat with the following conditions:

1. The Virginia Department of Transportation (VDOT) shall review and approve the road construction and drainage plans for the roads within Phase 1 including the improvements to Haywood Lane and Merrimac Road (Rte. 657).
2. The Montgomery County Public Service Authority (PSA) shall review and approve all public water and sewer construction plans including the provisions for fire protection described in Montgomery County Subdivision Ordinance.
3. The Virginia Department of Environmental Quality (DEQ) shall approve the storm water management and erosion & sediment control measures under the Virginia Water Protection Permitting Guidelines and all wetland disturbances.
4. The County Engineer shall review and approve the erosion & sediment control plans.
5. The County Attorney shall review and approve the private covenants and deed restrictions with regard to the riparian buffer / open space easement and stormwater maintenance facilities.

6. The County GIS Analyst shall approve new street name(s).
7. All remaining items on the attached Subdivision Application Report dated June 9, 2008 shall be addressed.

Amy Doss, Resolution of Appreciation

Mr. Miller read and presented the following Resolution of Appreciation to Mrs. Amy Doss:

RESOLUTION

WHEREAS, Mrs. Amy Doss has provided dedicated and distinguished service to the people of Montgomery County while serving as Development Planner from May, 2006 to June, 2008, and

WHEREAS, Mrs. Doss has used her professional planning skills, customer service skills and administrative abilities on a number of projects important to Montgomery County including:

- Administration of county zoning and subdivision activities (under the supervision of the Zoning Administrator) including staff analysis and reports and enhancement of the subdivision database.
- Administration of the County's Rural Addition Program
- Staff support of Land Development Office (LDO) implementation and integration with the subdivision database
- Preparation of successful grants including the Lyric Theatre Challenge Grant, and the Montgomery Museum Challenge Grant.

WHEREAS, Mrs. Doss has used her education and skills to represent Montgomery County as follows:

- Member of the American Planning Association;
- Contributing member of the NRV Bikeway / Walkway Committee and the Green Infrastructure Initiative Committee
- Certified by the Virginia Citizens Planning Association.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Mrs. Amy Doss for over 2 years of outstanding service to the people of Montgomery County.

Mrs. Doss stated the job has given her the opportunity to grow professionally. She extended her appreciation to the Planning Commission and staff for their support.

Meghan Dorsett, Resolution of Appreciation

Mr. Miller read the following Resolution of Appreciation and presented it to Ms. Dorsett:

RESOLUTION

WHEREAS, Ms. Meghan Dorsett has provided dedicated and distinguished service to the people of Montgomery County while serving as Comprehensive Planner from August, 1999 to June, 2008, and

WHEREAS, Ms. Dorsett has used her professional planning skills, customer service skills and administrative abilities on a number of projects important to Montgomery County including:

- Administration and preparation of the award winning Montgomery County 2025 Comprehensive Plan, including designation of six Villages and their associated land use plans, including countless hours of facilitating meetings with community groups;
- Preparation of Village Transportation Links (VITL) Plans;
- Enhancement and distribution of a departmental newsletter “News & Notes”, including quarterly and annual reporting for the Departments of Planning, GIS, and Inspections;
- Facilitated various departmental strategic planning processes and the Planner’s in Public Schools Program and numerous other special projects;
- Staff support for the Coal Mining Heritage Park and Huckleberry Trail Projects including the award winning design for the Merrimac Link Bridge; and
- Assisted in the administration of County zoning and subdivision activities including staff analyses and reports.

WHEREAS, Ms. Dorsett has used her education and skills to represent Montgomery County as follows:

- Member of the New River Valley Home Consortium, American Planning Association, Virginia Chapter of the American Planning Association, National Association of County Planners; and
- Certified by the American Institute of Certified Planners and the Virginia Citizens Planning Association.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Ms. Meghan Dorsett for over 9 years of outstanding service to the people of Montgomery County.

Ms. Dorsett stated she would like to thank the county for the interesting opportunities.

Mr. Sandy stated that Joe Powers has been hired part-time to help with the workload. He extended his appreciation to both Mrs. Doss and Ms. Dorsett.

WORK SESSION:

On motion by Mr. Moore, seconded by Mr. Howard and unanimously carried the planning commission entered into worksession.

VDOT Regulations

Mr. Sandy reviewed a presentation prepared by Nick Donohue regarding the proposed Secondary Street Acceptance Requirements.

On a motion by Mr. Haynes, seconded by Mr. Howard and unanimously carried closed worksession.

LIAISON REPORTS:

Board of Supervisors

No Report

Agriculture & Forestal District

No Report

Blacksburg Planning Commission

No Report

Christiansburg Planning Commission

Mr. Rice stated the Christiansburg Planning Commission discussed two conditional use permits unrelated to the county.

Public Service Authority

Mr. Wells reported the PSA discussed the delegation of Peppers Ferry Road for water service. PSA will survey the area to determine the number of potential customers. The second item on the agenda was regarding Henry Brabham's request for water service at the Lancer Truck Stop. He was requesting service due to quality and quantity issues. There is public sewer serving the property. PSA will study the feasibility of providing the water.

Parks & Recreation

Mr. Howard stated the Parks & Recreation Committee discussed a request for use of McCoy Ball Park. The Bethel Sporting Complex is near completion and the Frog Pond is open for the season.

Radford Planning Commission

No Report

School Board

No Report

Transportation Safety Committee

Mr. Wells reported that a public hearing was held at Falling Branch Elementary School regarding the truck climbing lane extension.

Planning Director's Report

Mr. Sandy stated that the Fort Lewis Mountain project was approved for private streets with a number of conditions. The Reese proposal has been tabled for an outside source to study the area and provide a hydrogeology analysis. The Burdette request was tabled with concerns regarding storm water. An AFD meeting will be held to discuss an addition to the AFD and to hear a presentation on AgriTourism and Agribusiness.

There being no further business, the meeting was adjourned.